



**WOODSTOCK PLANNING & ZONING COMMISSION
REGULAR MONTHLY MEETING
THURSDAY, MAY 15, 2014 at 7:30 P.M.
WOODSTOCK TOWN HALL, MEETING ROOM 1**

MINUTES

I. MONTHLY MEETING AT 7:30 PM

- a. **Call to Order** – Meeting was called to order by Chair Jeff Gordon at 7:30 P.M.
- b. **Roll Call** – Dave Fortin, John Anastasi, Travis Serrine, Gail Dickinson, Jeff Gordon, Delia Fey, Fred Rich, Joseph Adiletta, Dorothy Durst.

Absent: Lynne White, Syd Blodgett, Dexter Young, Doug Porter

Others Present: Patricia Lacasse (Recording Secretary).

It is noted for the record that there is a quorum for PZC to conduct business.

II. CITIZENS' COMMENTS – None.

III. CHAIR'S REPORT – Chair Gordon thanked the Commissioners for their attendance at each meeting. He also thanked Delia Fey, Tina Lajoie and Patty Lacasse for their continued hard work behind the scenes and at the meetings.

Chair Gordon is working with Delia Fey on compiling a list of areas in the regulations that may need to be looked at and possibly fine-tuned based on new information. There will be a running list that will be shared with PZC at some point for discussion.

IV. DESIGNATION OF ALTERNATES – Travis Serrine

V. MINUTES

- a. Regular Meeting Minutes – April 17, 2014

MOTION BY JOSEPH ADILETTA, SECONDED BY DOROTHY DURST TO APPROVE REGULAR MEETING MINUTES OF APRIL 17, 2014. MOTION CARRIED. (John Anastasi abstains).

- b. Special Meeting Minutes – March 27, 2014

MOTION BY FRED RICH, SECONDED BY DOROTHY DURST TO APPROVE SPECIAL MEETING MINUTES OF MARCH 27, 2014. MOTION CARRIED. (John Anastasi and Joseph Adiletta abstain.)

VI. NEW BUSINESS – None.

VII. ZEO REPORT

a. Report on Zoning Enforcement – April 2014 –

- **4 Perrin Road** – Owner claims to have done a lot of clean-up but Delia couldn't see from the road. She did an inspection but did not enter the property. Property owner did come into the town hall for a meeting and a date was set that the property must be cleaned up by, May 30th. If this is not done, further action will be taken by ZEO and referred to PZC.
- **80 Bungay Hill Road** – Owner expanding runway without permit. A NOV was sent. Under the new guidelines for ZEO, 30 days should be given for compliance. She is still awaiting response.
- **87 Barlow Cemetery** – Owners requested additional time due to hardship and are continuing to make progress on clean-up.

VIII. CITIZEN'S COMMENTS – None.

IX. BUDGET REVIEW AND BILLS

- a. Bills – 2 bills not requiring a vote. April meeting the Commission had approved paying NECCOG \$2,700 for work that was done – (60 hours @ \$45 per hour). An accounting of the bill was received and reviewed, a copy in the meeting packet. It appeared to be accurate and was then signed by Chair Gordon, as authorized by PZC. Chair Gordon also requested that the Town Treasurer provide an accounting of the POCD account and land use legal bills on a regular basis.

b. Budget Review – No questions.

X. PA-490 PROPOSED TEXT CHANGE

At the May 1st subcommittee, a proposed text change to PA-490 was approved to be sent over to PZC for review. If approved, it would have to be sent to the BOS for referral to a Town Meeting and addressed as an ordinance after the POCD is completed. The POCD should also contain wording of this change.

MOTION BY JOSEPH ADILETTA TO APPROVE THE PROPOSED TEXT AS WRITTEN, SECONDED BY JOHN ANASTASI. It is noted that this is approved by PZC but will not be sent to the BOS until the POCD is approved with wording about the PA-490 change. **MOTION CARRIED UNANIMOUSLY.**

XI. EXECUTIVE SESSION PER CGS 1-200 (c) (6) (b) FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION re: Linemaster Switch Corporation v. Town of Woodstock Planning & Zoning Commission.

MOTION TO ENTER EXECUTIVE SESSION AT 7:52 PM BY JOHN ANASTASI, SECONDED BY GAIL DICKINSON, TO INCLUDE TOWN PLANNER, DELIA FEY, AS PROFESSIONAL STAFF. MOTION CARRIED UNANIMOUSLY.

-EXECUTIVE SESSION-

MOTION TO CLOSE EXECUTIVE SESSION AT 8:05 BY TRAVIS SIRRINE, SECONDED BY DAVE FORTIN. MOTION CARRIED UNANIMOUSLY.

XII. Discussion and possible vote on proposed settlement of zoning appeal: Linemaster Switch Corporation v. Town of Woodstock Planning & Zoning Commission

MOTION BY DAVE FORTIN TO APPROVE THE PROPOSED SETTLEMENT, SECONDED JOSEPH ADILETTA. As stated: To change the prior condition of approval (letter C) and replace it with new wording that would read as follows: “Outdoor amplified music may be located anywhere on the property but shall cease after 11:00 p.m.” There was discussion on whether PZC should consider adjusting the wording slightly for clarification. It was noted for the record that the intent of the Commission is that at 11:00 p.m., the outdoor music shall cease. **MOTION CARRIED UNANIMOUSLY.**

XIII. CORRESPONDENCE

a. Public Hearing notice received from Town of Putnam re: proposed updated zoning regulations and zoning map. Public hearing held Wednesday, May 28, 2014.

b. Public Hearing notice received May 5th from Town of Dudley re: proposed regulations, zoning and bylaw amendments. Public Hearing held Wednesday, May 14, 2014.

c. CT Federation of Planning & Zoning Newsletter for spring.

d. Ms. Durst shares a newspaper article from the Norwich Bulletin regarding a decision that was made in West Hartford by their Council to overturn a decision of PZC and ZBA and asks Ms. Fey to share any follow-up on this since this doesn't appear to be legal. Perhaps there is additional information.

XIV. MINUTES OF OTHER BOARDS OF COMMISSION

XV. OTHER

1. Upcoming referendum.

XVI. ADJOURNMENT

MOTION MADE BY GAIL DICKINSON, SECONDED BY TRAVIS SIRRINE TO ADJOURN THE MEETING AT 8:19 P.M. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,
Tina M. Lajoie, PZC Clerk

(It is noted that Ms. Lajoie was not in attendance and completed these minutes based on the recording only.)

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's meeting minutes for approvals and/or amendments to these minutes. The audio recording is available by contacting the Town Planner/ZEO's office at 860-963-2128 (x332).